



# Sundown Condominium Association

## Spring 2019 Newsletter

### President's Message

I remember when Jane and I first turned onto Nestledown Drive. It was June, the flowers were in full bloom and the landscaping looked incredible. Jane said "I don't want to see any other properties." This place is perfect and we knew we found where we'd call home. Every time we drive to the lake and pass through Concord, a sense of calm sets in, and any stress melts away.

Welcome to all of the new owners at Sundown who have purchased in the past year and greetings to all members of our association. I hope everyone enjoys the same sense of calm when thinking about our community.

Last year we completed the first of our five year plan. This year, building 7 has already had its roof replaced. Painting and repair will begin in the next couple of months. The landscapers are beginning to clean up after the winter, and it feels like summer is around the corner. I look forward to working with everyone to ensure we all enjoy the best experiences while at our Sundown homes. I wish everyone a safe and happy season at Sundown.

### Plantation Beach Association

The spring meeting of PBA is usually held on Memorial Day at the Weirs Community Park Association building. We should all be getting a notice soon. The President is Dave Farry [davefarry@yahoo.com](mailto:davefarry@yahoo.com). Last year owners were given fobs to open the gates in summer. The spring meeting is when dues are set and are due. Please plan to attend.

### Landscaping/Fertilizing

Mulch in our beds should be delivered and spread the week before Memorial Day. All landscaping begins in earnest after Memorial Day. We have four rounds of fertilizing. Each time, yellow signs are posted to remind owners who have children and /or pets. Any flowers you plant are your responsibility to maintain. We do not have an irrigation system.

## Dumpster Pickup

Our dumpster is emptied 2 times weekly during the summer. Our contract for this begins on June 1, 2019 and will probably go through September. Please remember to break up all boxes. Also, no furniture or remodeling materials are acceptable. During the rest of the year, we return to a weekly pickup.

## Motorcycle Week

This local annual event is June 8-16, 2019. Because we are SO close to events, motorcycles are tempted to park here. No motorcycles are permitted on Sundown property at all. Please ask any you may see to park elsewhere. Thank you for your diligence!

## Reminders

Summer means fun. Please review our residency rules and fire codes. No fireworks are permitted on our property. All barbecue grills should be at the END of the deck, away from dividers and the building. Also, should you have guests, please ask them to park in one of your two parking places—be courteous to your neighbors. Thank you!

## Treasurer's Message

Thank you to all members for timely condominium payments! Please remember that if you use a bill-paying service, allow 7-10 days for the payment to reach us before the due date. Also, for those units affected by the underground oil tank removal this September, we have set up a non-interest bearing account for payments to help you plan for this expense.

## Happy spring !!

Sundown Board of Directors

Marc, Marion, Pat, Barbara



